Moab City Council Agenda Item  
Meeting Date: July 14, 2020

**Title:** Presentation to the City Council on the Lionsback MPD

**Disposition:** This presentation is to give the City Council a brief summary of the Lionsback MPD as it was approved and vested in 2008/2009.

**Staff Presenter:** Nora Shepard, Planning Director

**Attachment(s):**
- Exhibit 1: Location Map
- Exhibit 2: Approved Preliminary MPD (using the SAR Zoning)
- Exhibit 3: Open Space Plan

**Background:**
The Lionsback Development has a lengthy and somewhat complicated history with the City of Moab. The following is an abbreviated summary. The property is owned by the School and Institutional Trust Lands Administration (SITLA). The developer is LB Moab Land, LLC. The objective was to create a “more natural” resort experience for Moab visitors than the existing accommodations offered at the time.

There was no zoning in place that would allow this type of development in the City. In response, the City developed and adopted a new zoning designation of Sensitive Area Resort Zone (SAR).

From 2006-2008, LB Moab removed the former Lionsback campground and closed multiple jeep roads that were being created off of Hells Revenge.

In 2007 and early 2008, the developer requested Annexation and Master Planned Development Approval (MPD) under the SAR Zoning. The MPD and Pre-Annexation Agreement were eventually approved in late 2008 and the property was subsequently annexed.

After MPD approval, the City was sued over the entitlement process. The City and LB Moab joined forces and were successful in the lawsuit in 2012.

After the dismissal of the lawsuit, LB Moab reevaluated the market demand and determined that they wanted to redesign the original hotel concept with a new one. Instead of 50 hotel/condo units spread out in 9 different buildings, they requested an amendment to the MPD to allow a 150 room hotel. The City of Moab confirmed in April 2016 that the 50 three-bedroom hotel/condo units converted to a 150 room hotel met the existing entitlements and the minor modifications would be handled during the final plat approval process. The City and LB Moab were then sued again. That lawsuit was recently decided in favor of the plaintiffs and against the determination made by the City of Moab.
At this time, the governing documents for the Lionsback are the Pre-Annexation Agreement recorded in December 2008 and the Development and Phasing Agreement executed in September 2009. The actions taken by the City in 2016 are considered to be invalid.

The 2008/2009 approvals remain valid and in place. In essence, the project as approved in 2008/2009 is vested.

**Project Summary:**
The entitled project was approved as a Preliminary MPD under the SARS Zoning in December 2008 (see Exhibit 1 Approved MPD site plan).

**Size and Location**
- 175.12 gross acres
- 48 acres to be developed
- 73.28% Open Space
- Located and accesses from Sand Flats Road (see Exhibit 2 – Location Map)
- Approximate commercial footprint of 54,000sf
- Approximate residential footprint of 365,000sf

**Approved Uses**
The total number of proposed residential units is 257 units, including:
- 50 hotel suites
- 30 one story casitas (11300-15000sf)
- 30 two story casitas (1300-1500sf)
- 40 one story village casitas (1800-2100sf)
- 45 two story casitas (1800-2100sf)
- 20 one story hillside casitas (2500-3000sf)
- 14 two story hillside casitas (2500-3000sf)
- 18 employee housing uses
- The maximum units that could be allowed in the SAR would be approximately 400 units.

**Other approved uses**
- Carwash/repair and maintenance garage
- Storage Units
- Sports Gazebo with restrooms and picnic area
- Picnic Gazebo
- Internal trail system
- Sports facilities including tennis, platform tennis, volleyball, putting green, golf driving cage, lawn games area, bocce, playground equipment and volleyball/basketball

**Open Space and Trails (Exhibit 3)**
- Active, passive and internal open space
• Open Space to be conveyed as common open space
• Natural open space, passive recreational open space, active recreational open space and public pedestrian amenities
• The circulation plan includes motorized and nonmotorized streets, trains and parking areas, emergency access, public pedestrian amenities. There will be an easement to maintain the Hells Revenge Trail.

**Phasing**

- Project to be developed in five phases
- Both the Pre-Annexation Agreement and Development Phasing Agreement spell out the timing and requirements for Subdivision Improvements for each of the 5 phase

**Other project requirements**

- Improvements to Sand Flats Road
- Utilities
- Drinking Water Source Protection Plan
- Landscaping and Irrigation plans

**Next Steps**

No application has been filed by the developer at this time. It is anticipated that the first phase will include the first phase casitas (30-40 units), but not the hotel.

There are a number of improvements that are required for the first phase of the development. City Engineer Chuck Williams will be providing information to the City Council on the status of Subdivision Improvements.

LB Moab and the City Staff have had some preliminary discussions about how to proceed with this project. Each phase will have to come in for Final Plat approval. We have not yet determined what the public process will be. The City Council will be updated as discussions continue.